

**TESTIMONY ON
PAYGO PROJECTS AT WOODSTOCK
February 5, 2004**

Woodstock Job Corps Center is situated on 69 acres in Baltimore County near the Howard County line, just north of the Patapsco River. The site served as a Jesuit Seminary from the mid 1800's until 1971 when it was turned over to the State. Approximately sixty-nine acres of land is leased for the Job Corps use and the remainder was turned over to Patapsco State Park. It has 16 buildings totaling 292,120 gross square feet. The Main Building was constructed in 1890. Most of the rest of the buildings were built in 1920.

Leased to the Federal Government, the Woodstock Center is used as a Job Corps Training Center. Approximately 80 - 90% of the 500 clients reside on campus. Maryland Environmental Services operates the wastewater treatment plant, and the Federal government contracts the operation of the facility to a private firm.

The Center is operated year-round and provides instruction in carpentry, masonry, concrete construction, welding and other construction trades. Buildings include classrooms, administrative offices, a gymnasium, storage facilities and dormitories.

The State has a lease agreement with the United States Department of Labor dated April 27, 1972 for the property and all improvements thereon. Two extension agreements, dated September 24, 1980 and October 30, 1991 have extended the lease. Beginning August 1, 1991, the latest extension renewed the lease for 20 consecutive one year renewal periods.

Annual rent is \$320,400 which is paid in monthly installments of \$26,700.

As stipulated in the lease agreement, the State is responsible for proper maintenance and repairs including structural repairs, foundations, exterior walls, brickwork, exterior woodwork, roof and roofing, exterior metal work, and fire escapes. Also sidewalks, curbs, gutters and paved areas, elevated roof water tanks, boilers and water storage tanks, water distribution lines, sewerage waste lines, storm drainage systems, wells and well pumps, electrical distribution lines including outside lighting, central air conditioning and heating equipment and related mechanical components.

The State is not responsible for maintenance and repair of the following to the extent that they are within the interior of any building or structure: hot water generator, water softeners, water distribution lines, air conditioners, heating piping, sprinkler systems, sewerage lines, grease traps, electrical distribution systems, stacks or smoke pipes, lift pumps and condensate pumps whether interior or exterior, building interior cleaning including towers.

Proposed FY 2005 Project:
PERFORM EXTERIOR/SITE MAINTENANCE REPAIRS
Estimated Cost \$300,000

Following is a prioritized list of projects needed at Woodstock. DGS will perform the repairs in the order given until the funds are gone. If a more urgent project unexpectedly occurs, existing projects will be put on hold temporarily.

BUILDING	PROJECT TITLE	ESTIMATE
SCIENCE BUILDING	REPLACE ROOF	\$75,000
ADMINISTRATION BUILDING	REPLACE ROOF	\$75,000
MAINTENANCE BUILDING	REPLACE PORTION OF ROOF & REPOINT	\$40,000
MAINTENANCE BUILDING	REPLACE MOTOR CONTROL CENTER	\$125,000
FACILITY WIDE	INSTALL/REPLACE EMERGENCY GENERATOR	\$100,000
MAINTENANCE BUILDING	REPLACE HOLDING TANK & BOOSTER PUMPS	\$80,000
SCIENCE BUILDING	CORNICE RESTORATION	\$90,000
MAIN BUILDING	REPOINT VARIOUS AREAS AS NEEDED	\$100,000
GAZEBOS & DECK	REPAIR/RENOVATE VARIOUS COMPONENTS	\$20,000
SITE	PAINT NEW WATER TANK	\$250,000
SITE	UPGRADE EXTERIOR LIGHTING	\$90,000
SITE	ROAD REPAIRS, BB COURT RESURFACING	\$250,000
SITE	CONCRETE SIDEWALK REPAIR	\$75,000
SITE	PAVE PARKING LOT & ACCESS ROAD	\$60,000
SITE	REMOVE WATER TANK	\$250,000
WW TREATMENT PLANT	REPLACE MECHANICAL BAR SCREEN	\$85,120
WW TREATMENT PLANT	SANDBLAST & PAINT METAL TREATMENT PLANT	\$87,300
SITE	RENOVATE UNDERGROUND UTILITIES	\$2,000,000
		\$3,852,420

FUND SOURCE

We will fund the projects with moneys in the Woodstock Center operation and maintenance fund, which we derive from rent from tenants occupying the Woodstock Center.